



# 1012 Arbor View Drive Kelowna British Columbia

\$1,440,000

Meticulously maintained and built to impress, this 3,600+ sq. ft. walkout rancher blends timeless craftsmanship with modern comfort. From the moment you enter, 15-foot ceilings and sun-filled windows create an elevated sense of space and warmth. The main level features 11-foot ceilings, and refinished Brazilian cherry hardwood that glows with pride of ownership. The open layout connects a spacious great room, gourmet kitchen with granite counters and raised island, and a large covered deck perfect for entertaining. The luxurious primary suite offers a spa-like ensuite with heated floors, his-and-hers sinks, a double soaker tub, and a separate shower. Downstairs, the bright walkout basement is ideal for family or guests -- complete with an in-law suite with separate laundry. A large bathroom with his and hers sinks. As well as 2 more bedrooms, a large games and family room, and a cozy gas fireplace. Outside, the private yard is pool-sized, hot-tub ready, and framed by meticulous landscaping. With 200-amp service, newer AC and hot water tank, underground sprinklers, and countless thoughtful upgrades, every detail has been carefully considered. Just steps to the brand-new shopping centre, top schools, and scenic trails, this is the perfect layout and location for a growing family in one of Kelowna's most desirable neighbourhoods. (id:6769)

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

Full bathroom 11'9" x 5'

Dining nook 9' x 8'10"

Kitchen 10' x 8'

Bedroom 13'3" x 11'7"

Family room 23'4" x 21'

Bedroom 11' x 9'10"

Living room 14'8" x 8'

Full bathroom 7'2" x 7'6"

Primary Bedroom 13'5" x 11'8"

Mud room 7' x 6'

Office 14'4" x 13'

Dining room 15' x 11'9"

Partial bathroom 5'10" x 5'6"

Laundry room 6' x 6'

Primary Bedroom 17'4" x 13'8"

Living room 19'6" x 16'8"

Foyer 18'9" x 8'

Kitchen 11' x 10'

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

